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**RECORDS REFLECT
BETTER MARKET**
Increased Filings Show Big
Improvement in Realty
Situation.

A marked improvement in the real estate situation is indicated by the increased number of papers relating to realty received recently at the office of James A. Donegan, Register of New York county. The real estate transactions recorded in the county were comparatively few last year. With the beginning of the new year greater activity was noted, and within the last few weeks the number of recorded transactions has rapidly grown.

Records show that in January, 1918, conveyances recorded were 621; mortgages, 632; miscellaneous papers, 88; and discharges of mortgages, 188. A total of 1,529. The figures for January, 1919, were: conveyances, 785; mortgages, 712; miscellaneous papers, 49; discharges of mortgages, 241. Total, 1,787.

In February, 1919, were recorded: Conveyances, 558; mortgages, 572; miscellaneous papers, 54; discharges of mortgages, 167. Total, 1,351, against conveyances, 588; mortgages, 572; miscellaneous papers, 49; discharges of mortgages, 241. Total, 1,750, for February, 1919.

Realty instruments recorded in March, 1919, numbered: Conveyances, 714; mortgages, 590; miscellaneous papers, 67; discharges of mortgages, 168. Total, 1,539. In March, 1919, conveyances, 924; mortgages, 741; miscellaneous papers, 56; discharges of mortgages, 214. Total, 1,935.

The increase in the number of recorded instruments in 1919 compared with the corresponding 1918 months have been: January, 18 per cent.; February, more than 25 per cent.; and March, nearly 26 per cent.

The receipts in the mortgage tax bureau indicate a value of more than \$20,000,000 in mortgages recorded in the first quarter of this year, against \$16,000,000 in the corresponding period of last year.

Register Donegan said yesterday: "There is no surer barometer of real estate conditions than the activity of the Register's office."

A considerable increase in the number of persons using the real estate indexes of the office began to attract my attention several months ago, and I am not surprised at the present system of registration shown by the records. The influx of searchers always precedes by several weeks the additional number of recorded transactions. The system of indexing, constantly being perfected, and the convenient arrangement of abstracts by blocks and city lots have proved popular with searchers and have made the examination of titles by individual attorneys more general. The situation as to land title registration is improving.

"After ten years of the existence of the title registration system only three Manhattan properties remained registered when the amendments of 1915 were enacted. Since that time the partitions have been filed and property valued at nearly \$350,000 has been registered. Other titles are still before the courts. As property once registered cannot be removed from the registration system the steady advance in the number and value of registered properties is hopeful. The number of real property papers recorded in the few early days of April shows a further marked increase. On the whole the situation in regard to Manhattan real estate, so far as the records afford evidence, is such as to encourage owners of real property to expect a livelier market in the near future."

**Tricks of Architecture Transform
Early 19th Century Residence Into
Up to Date Office Structure**

When the new broker's branch of the National Surety Company, at the corner of Maiden Lane and Gold Street, is opened up for business on May 1, it will require an elastic imagination to detect in the smart looking business structure any resemblance to the fashionable old dwelling that once occupied a choice site in the heart of New York's exclusive residential district. It will be equally difficult to picture the old structure as it must have looked when one of New York's early Mayors—Ambrose C. Kingsland—made it his home and the scene of

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**CENTURY OLD BUILDING BEING CONVERTED
INTO NEW BRANCH OFFICE FOR SURETY CO.**



**OLD KINGSLAND
RESIDENCE AT THE
CORNER OF MAIDEN
LANE AND GOLD
STREET**
MAYOR OF NEW YORK FROM 1851 TO 1855
AS THE BUILDING WILL LOOK ON MAY 1, AFTER IT HAS BEEN REMODELED
BY A. C. JACKSON, ARCHITECT

lost sight of the historic value of the property which it recently acquired on a ten year lease. It has gathered an interesting collection of facsimiles and photographs of old deeds and maps which tell their own story of the building and the ground on which it stands. These will be framed and hung on the walls in the various offices.

According to hand written parchment indentures, yielded by more than two centuries of time and now in the vaults of the New York Life Insurance and Trust Company, the site on which the remodeled building stands was once part of the farm of Cornelius Janzen Clapper, the first blacksmith to set up a forge on Manhattan Island. Clapper was one of the 24 enrolled citizens of the original Dutch colony which the West India Company established here in 1624. His house and forge, which were located at what is now Maiden Lane and Pearl Street, were in the early days reached only by a cow path extending north from the palisaded settlement below Wall Street. They faced Smith's Valley, a swamp, covering what is now Fulton Market.

When the colony's well to do blacksmith died he left his farm to his widow, Helene Clapper, and she finding herself unable to manage all of it in her later years, deeded the particular lot on which the remodeled building stands to a son by another marriage, Albertus Vandewater, after whose family the small street a few hundred yards north, under the Brooklyn Bridge, has since been named. A hand written parchment indenture which the Widow Clapper signed on April 11, 1697, describes the lot as "bounded on the south by Maiden Lane, on the north by the land of George Elsworth, on the west by the land of Carste Leese and on the east by the land of the Widow Clapper, and she wished his estate to be invested in realty, bought it for \$2,775.

The increase in land values in the growing town is shown by the fact that the lot was sold for \$1,000, showing that the value of land in that section has increased about ten times in 155 years.

**A SUBURBAN PASTORAL
PART-6.**

ST. NICHOLAS AVE. DEAL.
Cameron Company Sells \$180,000 Apartment House.

A client of Meyers & Sherwin, attorneys, bought from the Cameron Apartment Company the seven story apartment building on the southeast corner of St. Nicholas Avenue and 126th Street, valued at \$180,000. William B. May & Co. and R. A. Loquere were the brokers.

\$300,000 IN STORE LEASE.
Charles F. Noyes leased for a term of nineteen years at an aggregate rental of \$300,000 the store and basement, 1587 Broadway, at the southwest corner of Forty-eighth Street. The lease covers the entire ground floor and basement of the building, 51x140, now occupied by the St. James Restaurant, with the exception of the corner store, 17x65. The tenant, who has taken over the operation, is the St. Regis Restaurant. The property is owned by the Silk Realty Company (Samuel Keller Jacobs, President). The Noyes Company represented both the St. Regis Restaurant Company and Mr. Jacobs.

Ever since the little rift that has come in my relations with Arabella over our house hunting scheme, I have felt myself most guilty at my good fortune in developing my plan to definitely prevent her interest in the real estate machinery by which less independent persons than myself are intrigued from growing.

At first I was tremendously impatient to be up and doing about it, to carry her away completely with my brilliant and original and poetic description and analysis of the possibilities of each of the remaining localities. I saw in my mind's eye a sort of swift, and ecstatic professional of myself and Arabella through New Jersey; I saw another across Long Island; I saw another up the Hudson, recalled soft lines of poetry, curious historical tales, old legends of Indians and pirates, and thought of how I would so cover the landscape with glamour and beauty that each dwelling place would become one with its natural surroundings, would seem to have grown with the trees and the grass; would seem to have a personality irresistible, enchanting. I became inwardly excited and fired with my ideas, so that I felt assured of my power to influence Arabella, and felt indubitable and at rest.

Yet sometimes I would look at her and fancy that I detected an independent and solitary distance from me and my intriguing would fill me with doubts. My pride of creation would vanish and I would feel as one does when the sunlight of a brilliant day disappears and the inspirations of the night events brought unexpected good fortune to me, but not in the way that I had planned.

The Saturday that we planned to go to New Jersey it rained. It was no small shower, but a businesslike downpour. The apartment seemed infinitely dismal. Arabella had already begun to

**Brooklyn Properties to Be Sold at
Auction by Joseph P. Day on Thursday**

Seventy-seventh and Seventy-eighth streets, seven two story brick two family dwellings, 21½ by depths varying from 98 to 106 feet; 1947 to 1951 East Eighth street, between Avenues S and T, three two story brick one family houses, 18x100 each; 103 and 105 Seelye street, near Nineteenth street, two brick two story one family dwellings, 18x100 each; 115 and 117 South Tenth street, a three story and basement, brick dwelling, 22½ by 78; 1220 to 1228 Nostrand avenue, near Winthrop street, four three story brick dwellings, with stores 20x74 each; 287 Winthrop street, near Nostrand avenue, a two story brick two family house, 20.9x106; 323 and 325 Vanderbilt street, near Nineteenth street, two brick two family dwellings, 20x74 each. Vacant parcels as follows: Northeast corner of Seelye street and Eleventh street, 100x100, southeast corner of Seelye street and Eleventh street, 100x100.

Real estate, because of its great mass and non-fluid character, is one of the last commodities to yield to upward pressure, but fortunately it is now commencing to rise. Carefully scanning the list of investments at the present time, one must admit the attractiveness of real estate for many reasons. There are few, if any, sections of the city that are not underbuilt and overpopulated, and for the first time in a decade owners of real estate are getting a fair return on their investments. That there is a great demand for vacant as well as improved property, especially in sections served by the new subway, can plainly be seen by the number of transactions reported by brokers in the real estate columns of the daily papers.

For a great many years James G. McLoughlin and his brother, Charles S. McLoughlin, operated in real estate on a large scale throughout Greater New York, particularly purchasing for investment one and two family houses in the Borough of Brooklyn. They also conducted the business established by their father, John McLoughlin, a pioneer in this country in the toy industry, manufacturing toys and children's books under the name of McLoughlin Bros., Inc.

Charles S. McLoughlin died in 1913 and in 1915 James G. McLoughlin died, leaving a wife, three children and three grandchildren. The attorneys and executors have decided that it is imperative to dispose of the real estate holdings of the estate, and while they realize that the country is still suffering from the depression due to a war time shortage of money, they anticipate that the properties will have to be sacrificed. The necessity of disposing of the properties is so urgent, however, that it is not possible for them to await the early spring market, and they have authorized Joseph P. Day to sell at public auction on next Thursday, April 18, at noon in the salesroom, 14 Vesey street, all the real estate holdings of the estate, which comprise the following properties in Brooklyn:

Seventh avenue, 7794 to 7724, between

and Eighteenth street, 150x110, irregular block front on east side of Bedford street, block front on Sullivan street, 200x100, to be sold in separate lots; northeast corner of Eastern Parkway and St. Mark's avenue, 152x100x110; sixty lots in Greenpoint, located on Morgan avenue, Bodele street, Richard street and Debevoise avenue, to be sold separately; also a tract of fifteen acres on Jericho Turnpike, Mineola.

Vacant property in the Borough of the Bronx as follows: Northeast corner of Willow avenue and 131st street, 100x125; block front on east side of Cypress avenue, 20x74 street, 200x55, and a plot on the west side of Jackson avenue, opposite St. Mary's Park, 236x55, 114x239.5.

I am an outwardly sullen and irascible old soul with the most whimsical and capricious disposition in the world hinged within.

I invited him into the office. He followed me with a certain familiar and wistful expression of the lips. I think we were one that day in our desire for diversion.

We devoted ourselves of our raincoat and closing the door of the inner office put out the cigars and made ourselves comfortable.

"You have been particularly hard to

**COUNCIL EXPLAINS
LOCKWOOD TAX BILL**
Says It Will Relieve Realty by
Reaching Untouched
Incomes.

During the past week the general tax bill proposed by the Advisory Council of Real Estate Interests was introduced at Albany by Senator Lockwood. This measure, the Advisory Council declares, offers a far better solution for the existing tax muddle than any Davenport-Judson bill which is now before the present Legislature.

The Lockwood bill will be given a hearing before the Joint Legislative Committee next Wednesday. According to an explanatory statement issued by the Advisory Council, it differs from the Davenport-Judson proposals in that it frankly recognizes the "ability theory" of taxation, makes a distinct effort to equalize the tax burden by reaching incomes which are not now taxed and provides a sound and practicable method for reducing the real estate tax to a normal rate. The council's statement reads:

"The Lockwood bill creates a general income tax, whereas the Davenport-Judson bill provides for a personal income tax. The extension of the tax on mercantile and manufacturing corporations to all business corporations and in addition a tax of one-half per cent. on tangible personal property, the latter being without deduction for debt.

"Three important provisions in the Lockwood bill would relieve real estate. First and most important is the provision for limiting the New York City real estate tax to two-thirds of the amount to be raised by tax on the maximum rate to be 2 per cent. A somewhat higher percentage is provided for other cities of the State, according to size. Second, interest received from real estate mortgages is exempted from taxable income, this being equitable, as the capital represented by the mortgage has been taxed at the general real estate rate. Also the so-called Brundage clause in most mortgage might become operative and warrant the calling of such mortgages if this exemption is omitted. Third, the tax on income of corporations is not included in the real estate tax as a deduction. A reasonable allowance for property occupied by the owner is also provided for."

"The tax levied by the bill is 1 per cent. upon all taxable incomes of individuals, and a like rate for the net income of corporations not included in Article XIII of the Constitution. The personal exemptions are \$1,000 for a single person, \$1,500 for a husband and wife and \$180 for each child.

"The principal deductions permitted to both individuals and corporations are business and professional expenses, interest, taxes, losses, dividends and net rents.

"Further relief to real estate is provided by requiring that 80 per cent. of the State income tax shall be returned to the locality where collected. To prevent shortages in local revenues from the enforcement of the proportional limitation for real property taxes, in addition to the amount received from the income tax, each locality may levy an additional tax upon all business incomes.

"The advisory council will be prepared to urge the principles of this bill at the hearing next Wednesday at Albany, requesting that the legislature amend the Lockwood bill or suitable amendment of the Davenport-Judson bill."

FACTORY AWAITS TENANT.

Terminal Unit in Hoboken Offers Many Advantages.

One of the largest factory buildings now offered for rent in the vicinity of New York is the one called "The Terminal" located at the Hoboken Factory Terminal. This building consists of twelve stories and basement and contains about 273,000 square feet of floor space, and is to be leased to a single tenant.

Unit "D" of the Hoboken Land and Improvement Company is located on Hudson River and Fifteenth street, Hoboken, opposite Thirtieth and Twenty-sixth streets, New York. It is of recent construction, contains a sprinkler protection, contains two freight elevators, two passenger elevators and one automobile elevator. It also contains a maximum of light, heat and power. Its special advantages are direct rail connections at the loading platform of the terminal over the Hudson Manufacturers Railroad with all trunk lines crossing New Jersey and a float bridge at the terminal for connection with all railroads in New York harbor. There is no charge to tenants for handling freight between elevators and the cars of the Hoboken Manufacturers Railroad. There is a lighterage delivery over the bulkhead adjoining the building at a special wharfage rate.

All the above advantages result in a tremendous reduction in insurance bills. The rent being low makes it one of the most desirable locations ever offered.

BUYERS ON SEVENTH AVENUE.

A corporation, now being formed, has bought for investment the three story tenement houses at 218 to 222 Seventh avenue, occupying a combined site, 74x100, between Twenty-eighth and Twenty-ninth streets. Felix M. Warburg and others, as trustees for an estate, are the sellers—Other sales in Manhattan:

**Physician Buys Willets
Residence at Roslyn, L. I.**



Dr. B. Farquhar Curtis sold to Frederick Brown yesterday the modern nine story apartment house known as the Fullerton at 116 East Fifty-eighth street, near Park Avenue. The house occupies a plot 57x100 and was held at \$375,000 by the seller.

The building was erected three years ago by J. E. R. Carpenter and S. Fullerton Weaver, and upon its completion was sold to Dr. Curtis.

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Young Redfield, the heir to the manor of which Freeland had spoken, was Freeland's clever management of the conversation showed me how the family had come to its present pass.

As far as I could gather this boy with his strong and yet almost girlishly lovely face and stubborn reticence of the proud old fashioned kind was the eldest son of a fair price was paid for a livable situation for the family very young than he. The family had come of some of the oldest stock in the country, and yet seemed strange and provincial in many ways, from the fact that it had harbored old traditions of social caste and exclusiveness and apartness from the week-day world. This boy, one could easily see, found it quite an agonizing thing to talk or guide about financial matters or to shoulder his burden of being the practical guide to a livable situation for the family very young than he. The family had come of some of the oldest stock in the country, and yet seemed strange and provincial in many ways, from the fact that it had harbored old traditions of social caste and exclusiveness and apartness from the week-day world. 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